

**BOARD OF MADISON COUNTY COMMISSIONERS**  
**October 26, 2007 MINUTES**

On Friday, October 26, 2007, a special meeting of the Board of Madison County Commissioners to consider the preliminary plat of Bradley Creek Subdivision came to order at 9:05 a.m. with Commissioners David Schulz, Marilyn Ross, and Jim Hart present.

Those people in attendance at the meeting were Dave DeGrandpre, Charity Fechter, and those on the attached list.

**Bradley Creek Subdivision Preliminary Plat:** Chairman Schulz opened the special meeting regarding the preliminary plat of Bradley Creek Subdivision and introduced the Board of Commissioners, Charity Fechter, Madison County Planning Director, and Dave DeGrandpre, contracted planner for Madison County. Chairman Schulz then offered the developer and contract planner time to speak.

Tom Henesh, Big Sky Land Consulting, Inc., consultant representing Bradley Creek, discussed the process in the development of the plan for Bradley Creek Overall Development Plan. Tom stated that at least fifteen professional firms and/or individuals had assisted in the project and that no red flags were raised. Tom also stated that a community meeting was held in Norris and that all concerns voiced at meetings were addressed in the covenants. Tom stated that this project consists of 161 parcels on 2885 acres and that ten percent of the entire project would be designated as roads and building envelopes and ninety percent would be designated as agricultural or open space. Tom stated that the overall plan includes designating four lots as affordable housing lots and provided a hand out with two suggested options. Tom also provided a handout for a youth hunting program to be implemented on the property. In closing, Tom stated that he would appreciate consideration and approval today.

Dave DeGrandpre, Land Solutions, LLC, contracted Planner for Madison County, explained that this project had been submitted as an Overall Development Plan that would create 161 lots in six phases. The preliminary plats being considered at this time are Phases 1, 2, and 3. He also explained that the developers had submitted a variance request for road width. Mr. DeGrandpre stated that the Planning Board did not approve the variance or the Overall Development Plan, and therefore, was not able to approve preliminary plats of the first three phases of the project. Mr. DeGrandpre stated that he had recommended approval of project but because of new information that has been received from the public that is both relevant and credible, his current recommendation was to send it back to the Planning Board. Mr. DeGrandpre offered to answer any procedural questions.

Chairman Schulz then asked for a show of hands from anyone who would like to speak at the meeting. Because of the number of people who indicated that they would like to speak, Chairman Schulz asked that comments be limited to a maximum of five minutes.

Those people who spoke in opposition to the project were Jim Goetz, Ed Totten, Mark Petroni, Jeff Burrell, Lynn Owens, and Bob Brannon. Those who spoke in favor of the project were Joel Wilson and Carmin Smith.

Based on the fact that new credible and relevant information regarding the Clean Water Act which may have a potential impact, Marilyn Ross moved to send the entire project back to the Planning Board and make the new information available for public comment. Jim Hart seconded the motion. All voted aye and the motion carried.

With no further business the meeting was adjourned at 10:35 a.m.

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David Schulz, Chairman  
Board of Madison County Commissioners

Date Approved: November 6, 2007

Minutes prepared by:

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Laurie Buyan, Administrative Assistant

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Peggy Kaatz, Clerk and Recorder, Madison County